

MAP NO. 30
E.D. 7
DATE 12/1/86
200
1000
DP

Ralph Coxon, et ux, R-86-341-A
E/S Old York Rd., 77' SW of the c/l
of West Liberty Rd., 7th Elec. Dist.

R-86-341-A
#7

R-86-341-A
#7

PETITION FOR ZONING RE-CLASSIFICATION
SPECIAL EXCEPTION AND/OR VARIANCE

TO THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY:
The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from BL-CR and RC-2 zone to BR-CR zone, for the reasons given in the attached statement; and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for Used motor vehicle outdoor sales area separate from sales agency building.

and (3) for the reasons given in the attached statement, a variance from the following sections of the Zoning Law and Zoning Regulations of Baltimore County:
From Section 238.2 and 102.2 to permit a distance between existing structures of 30 feet in lieu of the required 60 feet.

Property is to be posted and advertised as prescribed by The Baltimore County Code.

I, or we, agree to pay expenses of above Re-classification, Special Exception and/or Variance, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser: _____ Legal Owner(s): _____
(Type or Print Name) Jean Ann Coxon
Signature _____
Address _____
City and State _____

Attorney for Petitioner:
Newton A. Williams, Chartered _____ 20701 West Liberty Road _____ 357-5327
Nolan, Plumhoff & Williams, Chartered _____ White Hall, Maryland 21161
Signature _____ City and State _____

204 West Pennsylvania Avenue _____
Address _____
Townson, Maryland 21204 _____
City and State _____

Attorney's Telephone No.: 823-7800 _____
Name _____
Address _____
City and State _____

P. BC-Form 1

REASONS FOR REQUESTED VARIANCE
FOR DISTANCE BETWEEN BUILDINGS

1. That the requested variance is for long existing buildings which have functioned well over the years in the former BL zone which did not require such separation.
2. That it is impractical to move the buildings to provide the required setbacks.
3. That without the requested variance which is in harmony with the spirit and intent of the Regulations, the Petitioners will sustain practical difficulty and unreasonable hardship.

IN THE MATTER OF THE APPLICATION OF RALPH COXON, ET UX FOR PETITION FOR RECLASSIFICATION FROM B.L.-C.R. and R.C. 2 TO B.R.-C.R. ON PROPERTY LOCATED ON THE EAST SIDE OF OLD YORK RD., 77' SOUTHWEST OF THE CENTER LINE OF WEST LIBERTY RD., 7TH DISTRICT

ORDER FOR DISMISSAL

Petition of Ralph Coxon, et ux, for zoning reclassification from a B.L.-C.R. and R.C. 2 zone to a B.R.-C.R. zone, on property located on the east side of Old York Rd., 77' southwest of the center line of west Liberty Rd., in the 7th District of Baltimore County, and

WHEREAS, the Board of Appeals is in receipt of an Order of Dismissal of Petition filed February 28, 1986 (a copy of which is attached hereto and made a part hereof) from the attorney representing the Petitioners in the above entitled matter, and

WHEREAS, the said attorney for the said Petitioners requests that the petition filed on behalf of said Petitioners be dismissed and withdrawn as of February 28, 1986.

IT IS HEREBY ORDERED this 8th day of May, 1986, that said petition be and the same is DISMISSED.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

William T. Hackett
William R. Evans
Patricia Phipps

RE: PETITION FOR RECLASSIFICATION FROM B.L. & R.C. 2 TO B.R.-C.R. ZONE E/S Old York Road (Route 439) 77' SW of C/L of West Liberty Road Seventh District RALPH COXON, et ux Petitioners

DISMISSAL OF PETITION FOR RECLASSIFICATION WITHOUT PREJUDICE

MR. CLERK: Please dismiss the above entitled petition and do not further advertise the matter or reserve the hearing date.

Newton A. Williams
NEWTON A. WILLIAMS

Nolan, Plumhoff & Williams, CHTRD.
204 W. Pennsylvania Avenue
TOWSON, Maryland 21204
(301) 823-7800
Attorneys for Petitioners

I HEREBY CERTIFY that on this 27th day of February, 1986, a copy of the foregoing Entry of Appearance was mailed to Phyllis Cole Friedman, Esquire, and Peter Max Zimmerman, Esquire, People's Counsel and Deputy People's Counsel, Room 223, Court House, Towson, Maryland 21204.

Newton A. Williams
NEWTON A. WILLIAMS

BALTIMORE COUNTY, MARYLAND
OFFICE OF PLANNING & ZONING
MISCELLANEOUS CASH RECEIPT
No. 021620
DATE 5/5/86 ACCOUNT R-86-341-A
AMOUNT \$ 320.00
RECEIVED FROM Kotal, Ltd., 20701 West Liberty Road White Hall, Maryland 21161
FOR Advertisement in R-86-341-A (Cycle II, Item 7)
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF PLANNING & ZONING
MISCELLANEOUS CASH RECEIPT
No. 012579
DATE 5/5/86 ACCOUNT R-86-341-A
AMOUNT \$ 320.00
RECEIVED FROM Kotal, Ltd., 20701 West Liberty Road White Hall, Maryland 21161
FOR Advertisement in R-86-341-A (Cycle II, Item 7)
VALIDATION OR SIGNATURE OF CASHIER



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

March 5, 1986

Newton A. Williams, Esquire
204 West Pennsylvania Avenue
Towson, Maryland 21204

Re: PETITION FOR RECLASSIFICATION, SPECIAL EXCEPTION AND VARIANCES
E/S Old York Rd., 77' SW of the c/l of W. Liberty Rd.
7th Election District
Ralph Coxon, et ux - Petitioners
Case No. R-86-341-A

Dear Mr. Williams:

This is to advise you that \$320.00 is due for two full-page advertisements regarding the above-captioned property. This fee must be paid before a Dismissal Order is issued.

Please make the check payable to Baltimore County, Maryland and remit to Miss Margaret E. du Bois, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204 as soon as possible.

Sincerely,
ARNOLD JABLON
Zoning Commissioner

AJ:med
cc: Mr. William T. Hackett
Chairman
County Board of Appeals
Baltimore County

RECEIVED
COUNTY BOARD OF APPEALS
MAY 11 1986

MEMORANDUM IN SUPPORT OF BR-CR ZONING FOR THE COXON, LONG ESTABLISHED AUTOMOTIVE PROPERTY

Property Owner: Ralph Coxon, et al

Acreage: Approximately 2.2

Location: East side of Old York Road, South of West Liberty Road

Election District: Fifth

Councilmanic District: Third

Zoning prior to adoption of 1984 Comprehensive Zoning Maps: BL-CR and RC 2

Existing Zoning: BL-CR and RC 2

Requested Zoning: BR-CR with Special Exception for used car facility

The Coxon property, formerly known as Spicer's Garage, is a long established commercial, new and used car facility and service garage facility located on the east side of Old York Road, just south of West Liberty Road in the northeastern part of Baltimore County.

The subject site since long before World War II has been the site of a service garage, as well as a showroom facility, both indoor and outdoor for new and used automobiles and trucks. Under the former owner, Mr. Spicer, for many years it was an AMC dealership, and one of the largest International Truck dealership sites in Maryland.

LAW OFFICES
NOLAN, PLUMHOFF
& WILLIAMS
CHARTERED

The subject property of approximately 2.2 acres consists of partially improved frontage and mid-area paving sections, with an attractive, but older masonry and aluminum sided building, which is used as a service garage and a new and used car sales facility.

According to long time residents of this northeastern area of rural Baltimore County, this property was one of the first service garages, auto service stations and new and used car facilities in northern Baltimore County. It has been used for such use continuously since before World War II.

The present owner, Mr. Coxon, acquired the property in the Fall of 1984, and wishes to further upgrade it for the sale of high quality used cars, as well as the servicing of high quality, exotic and sports cars.

In order to properly function, the property should have always been zoned at the very least Business Roadside, and the CR, Commercial Rural District, should be attached, as well, as at present.

The entire property should be reclassified from BL-CR and RC 2 to BM-CR for the following reasons, and a special exception for a used car sales facility separate from the main facility should be granted for the following reasons:

1. The correct zoning all along, based upon long continued use, which antedates Baltimore County zoning, was and is business

roadside, BR, based upon new and used car sales and service, since before World War II.

2. The entire frontage should be zoned commercial, and indeed, we believe that the entire frontage formerly enjoyed complete commercial zoning and for some unknown, erroneous, and probably inadvertent reason was cut back at some point during one of the zoning processes without the knowledge of, or the participation of the present or past owners.

3. The entire property at this commercial node, which includes a store immediately to the north at the intersection of Old York Road and West Liberty Road, should be entirely zoned commercial, and we submit that the correct zoning for the subject 2.2 acre parcel was and is BR-CR.

4. The subject site is a very appropriate site for a new and used car sales and service facility, as well as for convenient gasoline purchases, and automobile servicing based upon its location and its long established and customary use for such purposes.

5. The property zoned in a commercial zone such as the reclassified BR was and is a convenience to the rural community in northern Baltimore County, and it is now and always has been a good neighbor when so zoned.

6. For such other and further reasons as shall be submitted during the course of this reclassification case.

Respectfully submitted,
Newton A. Williams

Newton A. Williams
Nolan, Plumhoff & Williams, Chartered
204 W. Pennsylvania Avenue
Towson, Maryland 21204
(301) 823-7800

CC - Mr. Ralph Coxon, 204 West Pennsylvania Avenue, Towson, Md. 21204
DATE: October 3, 1985
TO: Mr. James E. Dyer, Zoning Commissioner's Office, County Office Bldg., Towson, Maryland 21204
SUBJECT: Coxon Property - Old York Rd. - 25 ft. between buildings
In reviewing this case just recently filed, we note that the two buildings on the site are slightly less than thirty feet apart, and, thus, we wish to amend the variance to twenty five (25) feet between buildings in lieu of the required forty (40) feet.
It will be appreciated if you will be change all copies in your file and for the Board of Appeals file and we will be glad to initial such correction.
Thank you.
Sincerely, *Newton Williams*

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE
November 20, 1985

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Newton A. Williams, Esquire
Nolan, Plumhoff & Williams
204 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Item No. 7 - Cycle 11
October, 1985 - April, 1986
Petitioners - Ralph Coxon, et ux
Reclassification/Redistricting/
Special Exception/Variance

Dear Mr. Williams:

This combination hearing has been timely filed with the Board of Appeals for a public hearing within the second zoning cycle since the adoption of the current zoning maps. The petition has been reviewed by the Zoning Office as to form and content and has also been reviewed by the Zoning Plans Advisory Committee. The review and enclosed comments from the Committee are intended to provide you and the Board of Appeals with an insight as to conflicts or problems that could arise. They are not intended to indicate the appropriateness of the zoning action requested.

In view of the complexity of this petition and the questions that arose during our meeting with you, Mr. Nicholas Commodari, and myself, I am unable to make detailed comments at this time. As we discussed, variances will be required. However, depending on your clients' future course of action, it is impossible, at this time, to determine how the petition forms and/or site plans will have to be revised. Therefore, another meeting will have to be arranged as soon as possible.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:nr

Enclosures

cc: Mr. John Dew
16350 Matthews Road
Monkton, Maryland 21111



Maryland Department of Transportation
State Highway Administration

William K. Hallmann
Secretary
Hal Kassoff
Administrator

September 25, 1985

Mr. William Hackett,
Chairman - Board of Appeals
County Office Building
Towson, Maryland 21204

Att: James Dyer

Re: Reclassification Petitions
Cycle 11 - 1985
Meeting of September 17, 1985
Item #7
Property Owner: Ralph Coxon, et ux
Location: E. Side Old York Road, (Route 439)
77' SW of centerline of West Liberty Road
Existing Zoning: B.L. - C.R. and R.C. 2
Proposed Zoning: B.R. C.R. and variance for used motor vehicle outdoor sales area separated from sales agency building
Acres: 2.246
District 7th

Dear Mr. Dyer:

On review of the submittal of 8/23/85, and a field inspection, the State Highway Administration will require the site plan to be revised.

The revised plan must show the following.

1. The existing board fence constructed along the frontage of the site 24' from the centerline of Old York Road (Route 439).
2. Show a proposed 80' R/W (40' 1/2 section) on Old York Road (Route 439).
3. Establish two (2) 35' entrances and construct State Highway Administration Type "A" concrete curb between the end of the existing fence and edge of the proposed entrance.
4. Repair or replace any and all deteriorated bituminous paving within the entrance area.

It is requested the site plan be revised prior to a hearing date being set and all work within the State

Continued

My telephone number is 301-659-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-6451 D.C. Metro - 1-800-492-5092 Statewide Toll Free
P.O. Box 717/707 North Calvert St., Baltimore, Maryland 21203 - 0717

Mr. William Hackett
Att: James Dyer
Page 2
September 25, 1985

Highway Administration, Right of Way must be through State Highway Administration Permit with the posting of a bond or Letter of Credit.

Very truly yours,

Charles Lee

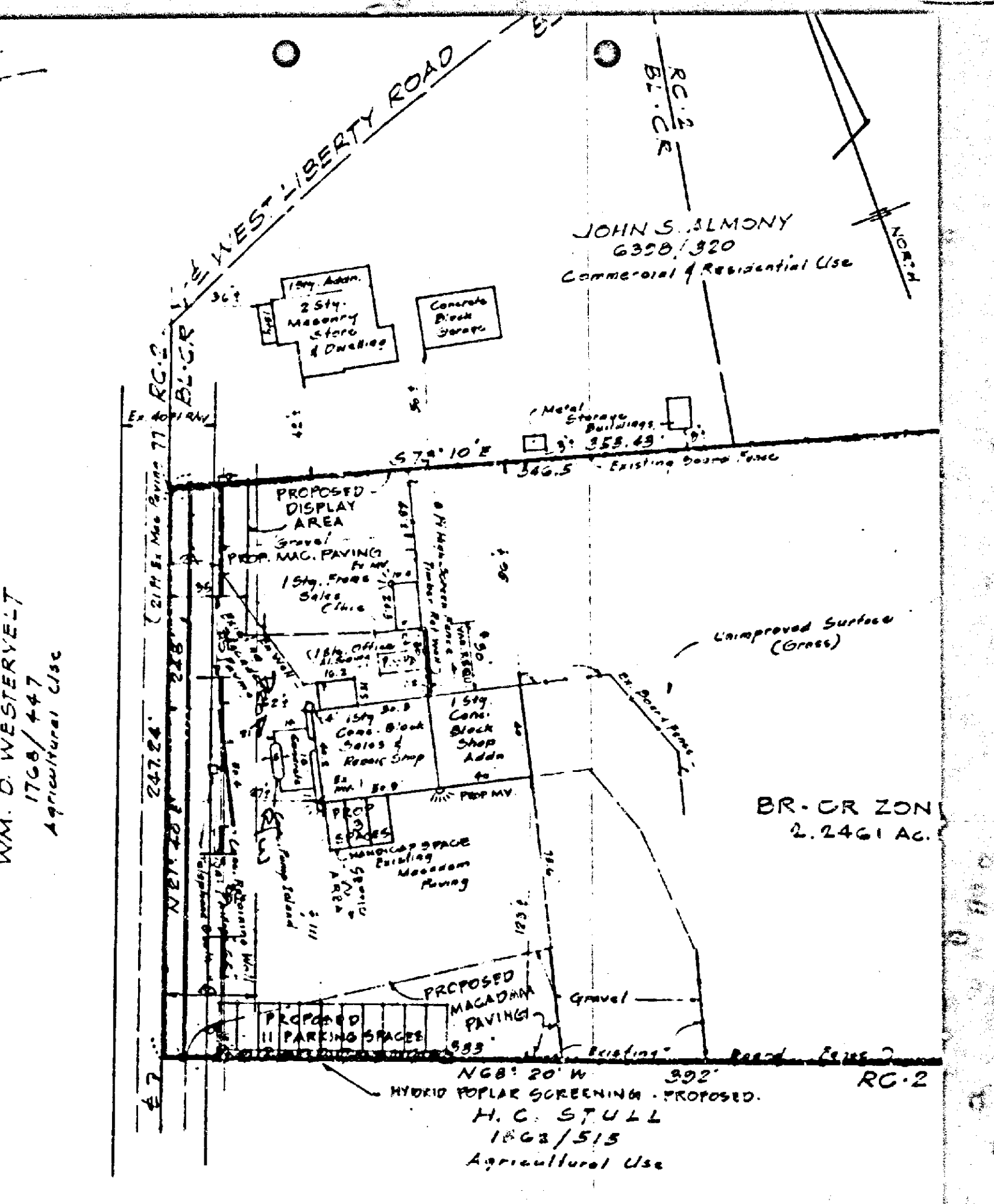
Charles Lee, Chief
Bureau of Engr. Access Permits

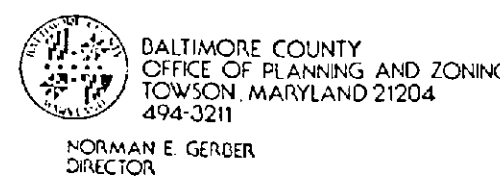
by: George Wittman

CL-GW:es

cc: J. Ogle

enclosure





Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

SEPTEMBER 24, 1985

Re: Planning Advisory Meeting of
Item # 7-Cycle II
Property Owner: RALPH COXON, et ux
Location: E side Old York Rd., 77' SW of
E of West Liberty Rd.

Dear Mr. Jablon:

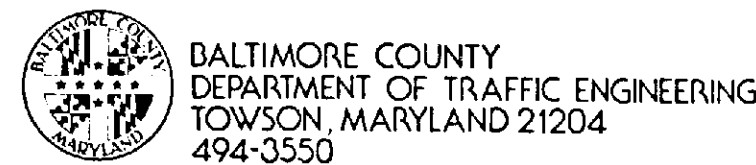
The Division of Current Planning and Development has reviewed the subject
petition and offers the following comments. The items checked below are
applicable.

- (X) There are no site planning factors requiring comment, AT THIS TIME.
- () A County Review Group Meeting is required.
- () This site is part of a larger tract; therefore it is defined as a
subdivision. The plan must show the entire tract.
- () A record plat will be required and must be recorded prior
to issuance of a building permit.
- () The access to this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () The circulation on this site is not satisfactory.
- () This property contains soils which are defined as wetlands, and
development on these soils is prohibited.
- () Construction in or alteration of the floodplain is prohibited
under the provisions of Section 22-98 of the Development
Regulations.
- () Development of this site may constitute a potential conflict with
the Baltimore County Moratorium Plan.
- () The amended Development Plan was approved by the Planning Board
on _____.
- () Landscaping: Must comply with Baltimore County Landscape Manual.
- () The property is located in a deficient service area as defined by
Bill 178-79. No building permit may be issued until a Reserve
Capacity Use Certificate has been issued. The deficient service
is _____.
- () The property is located in a traffic area controlled by a "B" level
intersection as defined by Bill 178-79, and as conditions change
traffic capacity may become more limited. The Basic Services Areas
are re-evaluated annually by the County Council.

(X) ANY FUTURE DEVELOPMENT ON THIS SITE MUST MEET
THE REQUIREMENTS OF BILL 56-82,
THE DEVELOPMENT REGULATIONS.

cc: James Howell

Eugene A. Boher
Chief, Current Planning and Development



STEPHEN E. COLLINS
DIRECTOR

September 24, 1985

Mr. William Hackett
Chairman, Board of Appeals
Office of Law, Courthouse
Towson, Maryland 21204

Cycle II Meeting of September 7, 1985
Item No. 7
Property Owner: Ralph Coxon, et ux
Location: E side of Old York Road, 77' SW of centerline
of West Liberty Road
Existing Zoning: B.L. - C.R. and R.C. 2
Proposed Zoning: B.R. - C.R. and Variance for used motor
vehicle outdoor sales area separated from
sales agency bldg.

Acres: 2.246
District: 7th

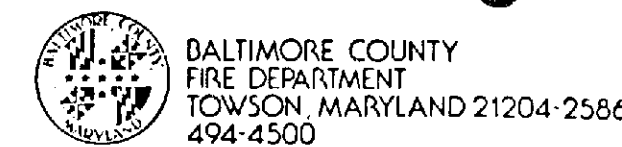
Dear Mr. Hackett:

The existing R.C. 2 zoning can be expected to generate
approximately 10 trips per day, and the proposed B.R. - C.R. zoning
can be expected to generate approximately 600 trips per day.

The site will be required to meet all county standards
with any development.

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Assoc II

MSF/bld



PAUL H. REINCKE
CHIEF

September 23, 1985

William Hackett
Chairman, Board of Appeals
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Attention: Nick Commofanti, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Ralph Coxon, et ux

Location: E. side Old York Rd., 77' SW of centerline of W. Liberty Rd.

Item No.: 7 Zoning Agenda: Meeting of 9/17/85

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this
Bureau and the comments below marked with an "X" are applicable and required
to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be
located at intervals or _____ feet along an approved road in
accordance with Baltimore County Standards as published by the
Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____
EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the
Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall
comply with all applicable requirements of the National Fire Protection
Association Standard No. 101 "Life Safety Code", 1976 Edition prior
to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: *John F. O'Neill* Noted and Approved: *John F. O'Neill*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. William Hackett, Chairman, Board of Appeals
TO: Mr. James P. Zoning Supervisor Date: September 24, 1985
FROM: Charles E. Burham, Chief, Building Plans Review, Department of
Permits and Licenses CEB
SUBJECT: Cycle II Zoning
Meeting Scheduled 9/17/85

ITEM #7 - Ralph Coxon, et ux
E Side Old York Road, 77' SW of centerline of West Liberty Road
7th. Election District

Permits shall be acquired for proposed improvements to the
property as required in the Baltimore County Building Code
as amended. This includes paving, lights, fencing, etc., etc.

CEB/vw

DEW/ENTERPRISE

MATTHEWS RD., MONKTON, MD. 21111

(301) 272-2860
472-2860

August 29, 1985

DESCRIPTION TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION FOR A
USED MOTOR VEHICLE OUTDOOR SALES AREA SEPARATED FROM SALES AGENCY
BUILDING IN A BR-CR ZONE, WITH VARIANCE FROM SECTION 256.2 AND
102.2 TO PERMIT A DISTANCE BETWEEN EXISTING STRUCTURES OF 30 FEET
IN LIEU OF THE REQUIRED 60 FEET, COXON PROPERTY, 7TH ELECTION DIST.

Beginning for the same at a point in the centerline of the Old York
Road, (Md. Rte. No. 439), at a distance measured southwesterly 77
feet from its intersection with the centerline of West Liberty Road,
said point being opposite the northwesternmost corner of the property
here under petition; thence running to bind on the outlines of said
property, the three following courses and distances:
1.) South 73 degrees 10 minutes East 355.53 feet;
2.) South 13 degrees 30 minutes West 279 feet, and
3.) North 68 degrees 20 minutes West 392 feet to intersect
the centerline of the Old York Road; and thence binding thereon and
upon the boundary of R-2 Zone North 21 degrees 40 minutes East
247.24 feet to the place of beginning.

Containing 2.2461 Acres of Land, more or less.

JOHN DEW
REGISTERED LAND SURVEYOR
16350 MATHEWS ROAD
MONKTON, MARYLAND 21111

DEW/ENTERPRISE

MATTHEWS RD., MONKTON, MD. 21111

(301) 272-2860
472-2860

August 29, 1985

DESCRIPTION TO ACCOMPANY PETITION FOR RECLASSIFICATION AND
REDISTRICTING FROM RC-2 ZONE TO BR-CR ZONE - COXON PROPERTY,
7TH ELECTION DISTRICT, BALTIMORE COUNTY, MD.

Beginning for the same at a point in the centerline of the Old York
Road, (Md. Rte. No. 439), at a distance measured southwesterly 245
feet from its intersection with the centerline of West Liberty Road,
said point being the southwesternmost corner of the BL-CR Zone as
shown on Zoning Map NE 36-A; thence binding on the centerline of
said Old York Road South 21 degrees 40 minutes West 79.24 feet to
a point opposite the southwesternmost corner of this property now
under petition; thence leaving said centerline and running to bind
on the outlines of said parcel, the three following courses and
distances:

- 1.) South 68 degrees 20 minutes East 392 feet;
- 2.) North 13 degrees 30 minutes East 279 feet, and
- 3.) North 73 degrees 10 minutes West 111.53 feet to intersect
said Zoning Line; thence leaving said outlines and binding on said
Zoning Line, the four following courses and distances:
1.) South 08 degrees 56 minutes 34 seconds West 85.66 feet;
- 2.) North 68 degrees 20 minutes West 12 feet;
- 3.) South 21 degrees 40 minutes West 105 feet, and
- 4.) North 68 degrees 20 minutes West 250 feet to the place of
beginning.

Containing 1.2164 Acres of Land, more or less.

JOHN DEW
REGISTERED LAND SURVEYOR
16350 MATHEWS ROAD
MONKTON, MARYLAND 21111

DEW/ENTERPRISE

MATTHEWS RD., MONKTON, MD. 21111

(301) 272-2860
472-2860

August 23, 1985

DESCRIPTION TO ACCOMPANY PETITION FOR RECLASSIFICATION FROM BL-CR
ZONE TO BR-CR ZONE - COXON PROPERTY, 7TH ELECTION DISTRICT, BALTIMORE
COUNTY, MD.

Beginning for the same at a point in the centerline of the Old York
Road, (Md. Rte. No. 439), at a distance measured southwesterly 77
feet from its intersection with the centerline of West Liberty Road,
said point being opposite the northwesternmost corner of the property
now under petition; thence binding on the line between RC-2 Zone and
BL-CR Zone as shown on Zoning Map NE 36-A, the five following courses
and distances:

- 1.) Binding on the centerline of said Old York Road, South 21
degrees 40 minutes West 168 feet;
- 2.) South 68 degrees 20 minutes East 250 feet;
- 3.) North 21 degrees 40 minutes East 105 feet;
- 4.) South 68 degrees 20 minutes East 12 feet, and
- 5.) North 08 degrees 56 minutes 34 seconds East 85.66 feet to
the northernmost property line of this parcel; thence leaving said
zoning line and binding for the most part on said northernmost
property line North 73 degrees 10 minutes West 244 feet to the place
of beginning.

Containing 1.0297 Acres of Land, more or less.

JOHN DEW
REGISTERED LAND SURVEYOR
16350 MATHEWS ROAD
MONKTON, MARYLAND 21111

RE: PETITION FOR RECLASSIFICATION : BEFORE THE COUNTY BOARD OF APPEALS
FROM B.L.-C.R. & R.C. 2 TO : OF BALTIMORE COUNTY
B.R.-C.R. ZONE
E/S Old York Rd. (Route 439)
77' SW of C/L of West Liberty
Rd., Seventh District
RALPH COXON, et ux, Petitioners : Case No. R-86-341-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the
above-captioned matter. Notices should be sent of any hearing dates or
other proceedings in this matter and of the passage of any preliminary or
final Order.

RECEIVED
COUNTY BOARD OF APPEALS
NOV FEB -1 A & 29

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 7th day of February, 1986,
a copy of the foregoing Entry of Appearance was mailed to Newton A.
Williams, Esquire, Nolan, Plimhoff & Williams, Chartered, 204 W. Pennsylvania
Ave., Towson, MD 21204, Attorney for Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

LAW OFFICES
NOLAN, PLUMHOFF & WILLIAMS
CHARTERED
204 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204
(301) 923-7800

OF COUNSEL
RALPH E. DEITZ
9026 LIBERTY ROAD
RANDALLSTOWN, MARYLAND 21133
(301) 922-7121
RUSSELL J. WHITE

February 26, 1986

Honorable William T. Hackett
County Board of Appeals
Court House
Towson, Maryland 21204

Re: Petition for Reclassification, etc.
Ralph Coxon, et al, Petitioners
Case No. R-86-341-A

Dear Mr. Hackett:

Please be informed that after analyzing this case, we have decided on alternative methods to a reclassification case, and, hence, the decision has been made to dismiss the within petition without prejudice.

Accordingly, we are enclosing a Dismissal of Petition for Reclassification Without Prejudice, and we will appreciate the above-entitled matter being pulled out of the assignment for the upcoming cycle.

Of course, we wish to save any further advertising and posting costs, and will appreciate the matter being dropped from any future ads and, of course, no signs should be placed on the property.

Thanking you and your staff, as well as the Zoning Commissioner and his staff for your kind attention to this dismissal petition without prejudice, I am

Respectfully,

Newton A. Williams
Newton A. Williams

NAW:ylm
Enclosure
cc: Honorable Arnold Jablon
Mr. and Mrs. Ralph Coxon
Mr. John Dew

RECEIVED
COUNTY BOARD OF APPEALS
FEB 28 A 9 49

RE: PETITION FOR RECLASSIFICATION FROM B.L. & R.C.2 TO B.R.-C.R. ZONE
E/S Old York Road (Route 439)
77' SW of C/L of West Liberty Road
Seventh District
RALPH COXON, et ux
Petitioners

BEFORE THE
COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY
Case No. R-86-341-A

DISMISSAL OF PETITION
FOR RECLASSIFICATION WITHOUT PREJUDICE

MR. CLERK:

Please dismiss the above entitled petition and do not further advertise the matter or reserve the hearing date.

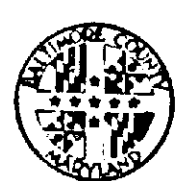
Newton A. Williams
NEWTON A. WILLIAMS

Nolan, Plumhoff & Williams
NOLAN, PLUMHOFF & WILLIAMS, CHTRD.
204 W. Pennsylvania Avenue
Towson, Maryland 21204
(301) 923-7800
Attorneys for Petitioners

I HEREBY CERTIFY that on this 27th day of February, 1986, a copy of the foregoing Entry of Appearance was mailed to Phyllis Cole Friedman, Esquire, and Peter Max Zimmerman, Esquire, People's Counsel and Deputy People's Counsel, Room 223, Court House, Towson, Maryland 21204.

Newton A. Williams
NEWTON A. WILLIAMS

LAW OFFICES
NOLAN, PLUMHOFF
& WILLIAMS
CHARTERED



County Board of Appeals of Baltimore County
Room 200 Court House
Towson, Maryland 21204
(301) 494-3180
May 8, 1986

Newton A. Williams, Esq.
204 W. Pennsylvania Ave.
Towson, Md. 21204

Dear Mr. Williams:

Enclosed herewith please find Order of Dismissal passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

June Holmen
June Holmen, Secretary

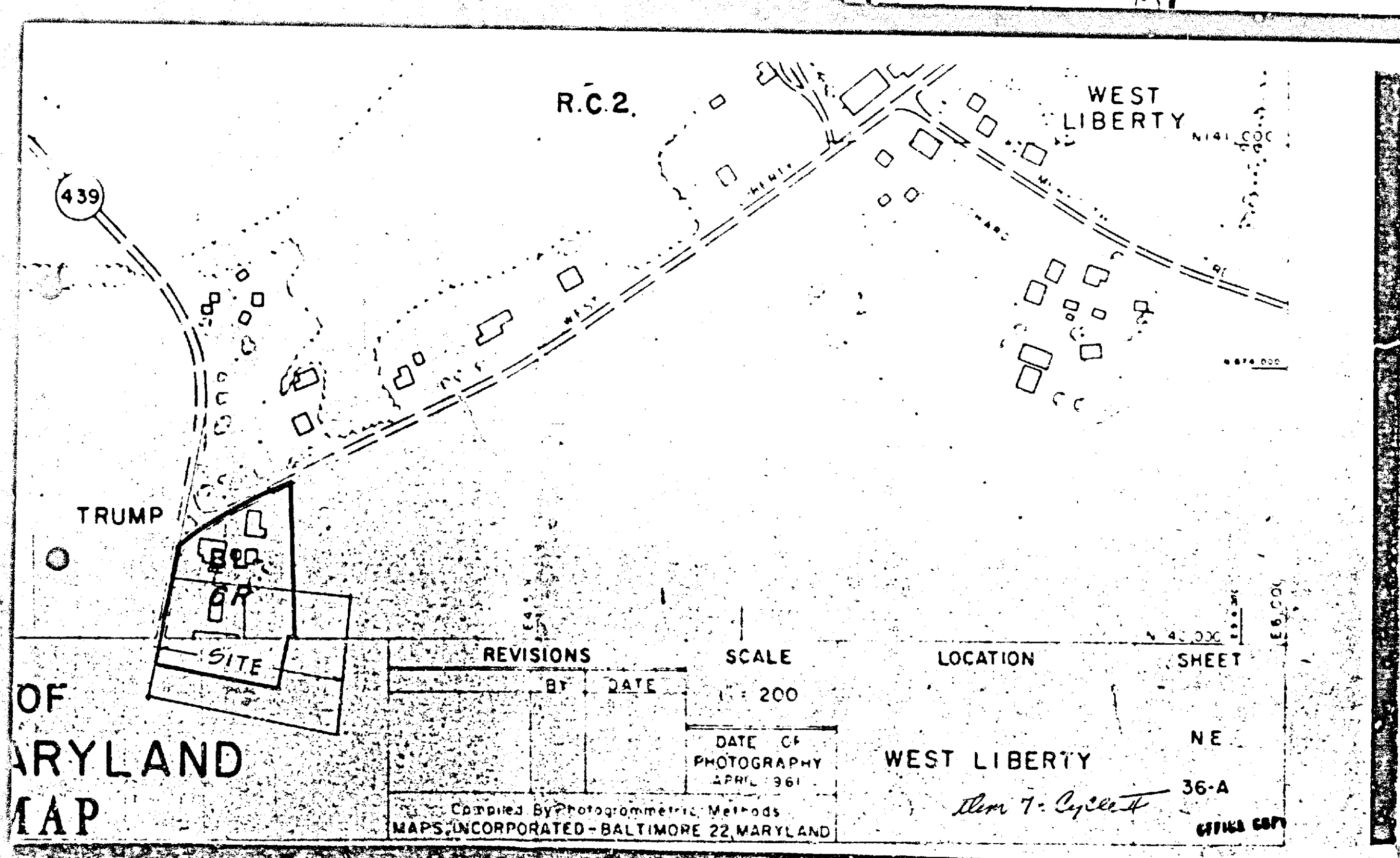
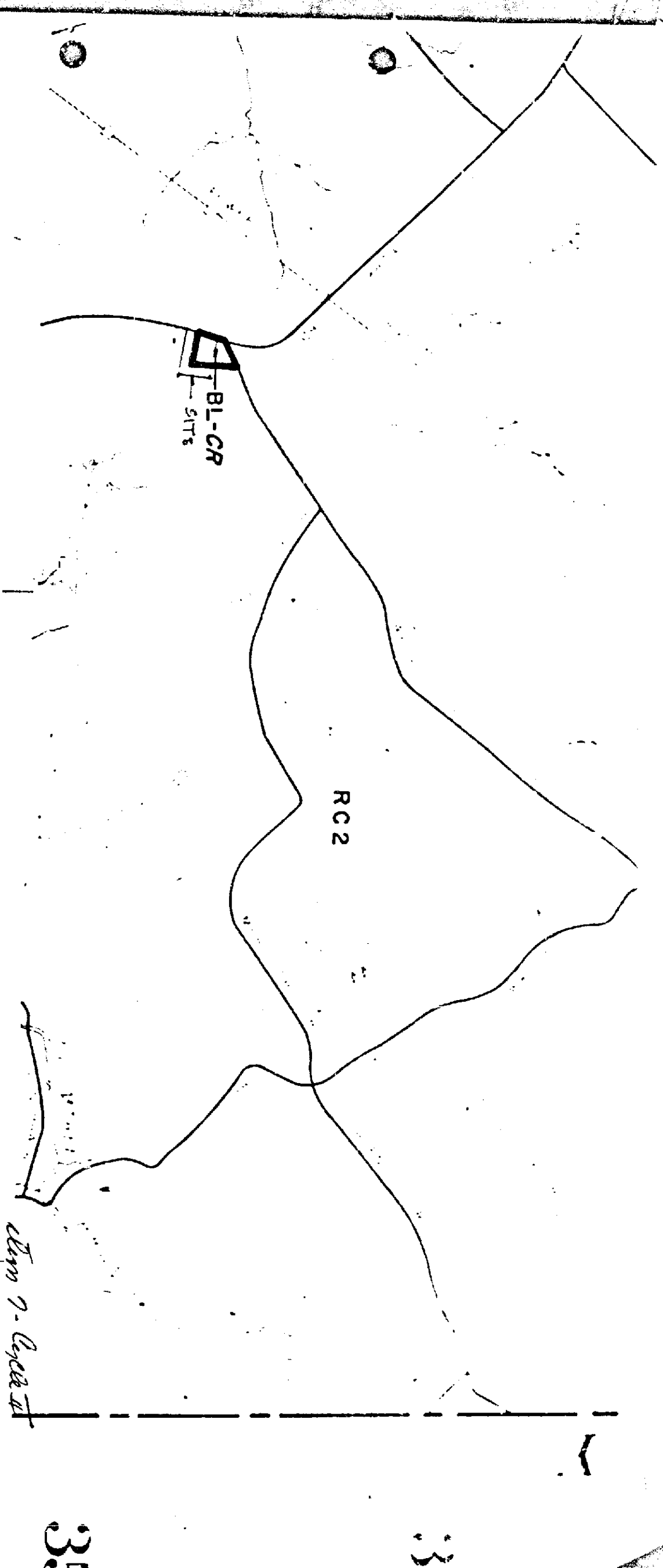
Encl.
cc: Ralph Coxon, et ux
James E. Kraft
Phyllis C. Friedman
Norman Gerber
James Hoswell
Arnold Jablon
Jean Jung
James Dyer

COUNTY BOARD OF APPEALS
BALTIMORE COUNTY BASE MAP SERIES

MARYLAND LINE

3G

RECEIVED DATE
JAN 16 1986
FEB 26 1986
MAY 10 1986
JUN 17 1986
JAN 77



NOTES:
Parking Road: (All Spaces 9' x 20')
Office: 10.4' x 20.3' = 211 Spaces
Office: 14.2' x 12.3' = 109 Spaces
Sales: 14' x 40.2' = 563 Spaces
Shop: 72.9' x 40.2' = 2931 Spaces
Total: 16 Spaces - 16 Spn. Provided
Employees: 5
Hours of Operation: 8 AM to 5 PM
30' Indicates Mercury Vapor Lamp

PLAT TO ACCOMPANY PETITION
FOR SPECIAL EXCEPTION FOR
USED MOTOR VEHICLE OUTDOOR SALES AREA
SEPARATED FROM SALES AGENCY BUILDING
IN A BR-CR ZONE
COXON PROPERTY

7TH ELECTION DISTRICT, BALTIMORE COUNTY, MD.
SCALE: 1" = 50' AUGUST 13, 1985
2ND COUNCILMANIC DIST.
VARIANCE REQUESTED FROM SECTIONS 236.2 AND 102.2
TO PERMIT A DISTANCE BETWEEN EXISTING STRUCTURES
OF 50 FEET IN LIEU OF THE REQUIRED 60 FEET
NOTE: SPECIAL EXCEPTION GRANTED FOR SERVICE
STATION & SERVICE GARAGE - N 4483 - RX

OWNER:
RALPH COXON
20701 WEST LIBERTY ROAD
WHITE HALL, MD. 21161

SURVEYOR: *John Dew*
JOHN DEW CYCLES
10350 MATTHEWS RD.
MONKTON, MD. 21111

01162 687

MAP NO. 30
E.D. 7
DATE 12/1/86
200
1000
DP

Ralph Coxon, et ux, R-86-341-A
E/S Old York Rd., 77' SW of the c/l
of West Liberty Rd., 7th Elec. Dist.

PETITION FOR ZONING RE-CLASSIFICATION SPECIAL EXCEPTION AND/OR VARIANCE

TO THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY:
The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from BL-CR and RC-2 zone to BR-CR zone, for the reasons given in the attached statement; and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for Used motor vehicle outdoor sales area separate from sales agency building.

and (3) for the reasons given in the attached statement, a variance from the following sections of the Zoning Law and Zoning Regulations of Baltimore County:
From Section 238.2 and 102.2 to permit a distance between existing structures of 30 feet in lieu of the required 60 feet.

Property is to be posted and advertised as prescribed by The Baltimore County Code.
I, or we, agree to pay expenses of above Re-classification, Special Exception and/or Variance, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser:	Legal Owner(s):
(Type or Print Name)	1. Jean Ann Coxon
Signature	Signature
Address	2. Ralph Coxon
City and State	(Type or Print Name)
	Signature
Attorney for Petitioner:	
Newton A. Williams	20701 West Liberty Road
Nolan, Plumhoff & Williams, Chartered	Phone No.
White Hall, Maryland 21161	
City and State	
204 West Pennsylvania Avenue	Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Address	Newton A. Williams
Towson, Maryland 21204	204 West Pennsylvania Avenue
City and State	Towson, Maryland 21204
Attorney's Telephone No.: 823-7800	Phone No.

REASONS FOR REQUESTED VARIANCE FOR DISTANCE BETWEEN BUILDINGS

1. That the requested variance is for long existing buildings which have functioned well over the years in the former BL zone which did not require such separation.
2. That it is impractical to move the buildings to provide the required setbacks.
3. That without the requested variance which is in harmony with the spirit and intent of the Regulations, the Petitioners will sustain practical difficulty and unreasonable hardship.

IN THE MATTER OF THE APPLICATION OF RALPH COXON, ET UX FOR PETITION FOR RECLASSIFICATION FROM B.L.-C.R. and R.C. 2 TO B.R.-C.R. ON PROPERTY LOCATED ON THE EAST SIDE OF OLD YORK RD., 77' SOUTHWEST OF THE CENTER LINE OF WEST LIBERTY RD., 7TH DISTRICT

BEFORE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

No. R-86-341-A
Item #7, Cycle II, 1986

ORDER FOR DISMISSAL

Petition of Ralph Coxon, et ux, for zoning reclassification from a B.L.-C.R. and R.C. 2 zone to a B.R.-C.R. zone, on property located on the east side of Old York Rd., 77' southwest of the center line of west Liberty Rd., in the 7th District of Baltimore County, and

WHEREAS, the Board of Appeals is in receipt of an Order of Dismissal of Petition filed February 28, 1986 (a copy of which is attached hereto and made a part hereof) from the attorney representing the Petitioners in the above entitled matter, and

WHEREAS, the said attorney for the said Petitioners requests that the petition filed on behalf of said Petitioners be dismissed and withdrawn as of February 28, 1986.

IT IS HEREBY ORDERED this 8th day of May, 1986, that said petition be and the same is DISMISSED.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

William T. Hackett
William R. Evans
Patricia Phipps

RE: PETITION FOR RECLASSIFICATION FROM B.L. & R.C. 2 TO B.R.-C.R. ZONE E/S Old York Road (Route 439) 77' SW of c/l of West Liberty Road Seventh District

RALPH COXON, et ux
Petitioners

Case No. R-86-341-A

DISMISSAL OF PETITION FOR RECLASSIFICATION WITHOUT PREJUDICE

MR. CLERK:
Please dismiss the above entitled petition and do not further advertise the matter or reserve the hearing date.

Newton A. Williams
Nolan, Plumhoff & Williams, Chartered
204 W. Pennsylvania Avenue
Towson, Maryland 21204
(301) 823-7800
Attorneys for Petitioners

I HEREBY CERTIFY that on this 27th day of February, 1986, a copy of the foregoing Entry of Appearance was mailed to Phyllis Cole Friedman, Esquire, and Peter Max Zimmerman, Esquire, People's Counsel and Deputy People's Counsel, Room 223, Court House, Towson, Maryland 21204.

Newton A. Williams
NEWTON A. WILLIAMS

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 021620

DATE 5/5/86 ACCOUNT R-86-341-A

AMOUNT \$ 320.00

RECEIVED FROM Koptal, Ltd., 20701 West Liberty Road White Hall, Maryland 21161

FOR Advertisement in R-86-341-A (Cycle II, Item 7)

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 012579

DATE 5/5/86 ACCOUNT

AMOUNT \$

RECEIVED FROM

FOR

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

March 5, 1986

Newton A. Williams, Esquire
204 West Pennsylvania Avenue
Towson, Maryland 21204

Re: PETITION FOR RECLASSIFICATION, SPECIAL EXCEPTION AND VARIANCES
E/S Old York Rd., 77' SW of the c/l of W. Liberty Rd.
7th Election District
Ralph Coxon, et ux - Petitioners
Case No. R-86-341-A

Dear Mr. Williams:

This is to advise you that \$320.00 is due for two full-page advertisements regarding the above-captioned property. This fee must be paid before a dismissal Order is issued.

Please make the check payable to Baltimore County, Maryland and remit to Miss Margaret E. du Bois, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204 as soon as possible.

Sincerely,
ARNOLD JABLON
Zoning Commissioner

AJ:med
cc: Mr. William T. Hackett
Chairman
County Board of Appeals
Baltimore County

MEMORANDUM IN SUPPORT OF BR-CR ZONING FOR THE COXON, LONG ESTABLISHED AUTOMOTIVE PROPERTY

Property Owner: Ralph Coxon, et al

Acreage: Approximately 2.2

Location: East side of Old York Road, South of West Liberty Road

Election District: Fifth

Councilmanic District: Third

Zoning prior to adoption of 1984 Comprehensive Zoning Maps: BL-CR and RC 2

Existing Zoning: BL-CR and RC 2

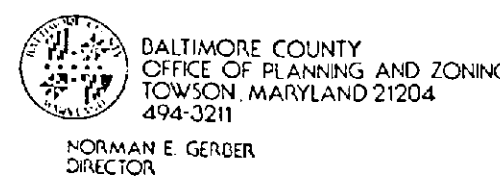
Requested Zoning: BR-CR with Special Exception for used car facility

The Coxon property, formerly known as Spicer's Garage, is a long established commercial, new and used car facility and service garage facility located on the east side of Old York Road, just south of West Liberty Road in the northeastern part of Baltimore County.

The subject site since long before World War II has been the site of a service garage, as well as a showroom facility, both indoor and outdoor for new and used automobiles and trucks. Under the former owner, Mr. Spicer, for many years it was an AMC dealership, and one of the largest International Truck dealership sites in Maryland.

RECEIVED
COUNTY BOARD OF APPEALS
MAY 11 1986

LAW OFFICES
NOLAN, PLUMHOFF
& WILLIAMS
CHARTERED



Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

SEPTEMBER 24, 1985

Re: Planning Advisory Meeting of
Item # 7-Cycle II
Property Owner: RALPH COXON, et ux
Location: E side Old York Rd., 77' SW of
E of West Liberty Rd.

Dear Mr. Jablon:

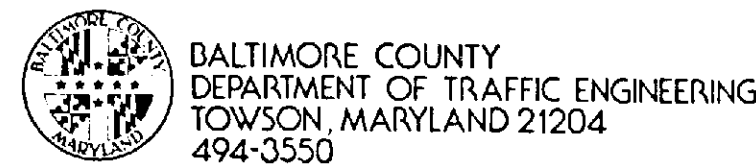
The Division of Current Planning and Development has reviewed the subject
petition and offers the following comments. The items checked below are
applicable.

- (X) There are no site planning factors requiring comment, AT THIS TIME.
- () A County Review Group Meeting is required.
- () This site is part of a larger tract; therefore it is defined as a
subdivision. The plan must show the entire tract.
- () A record plat will be required and must be recorded prior
to issuance of a building permit.
- () The access to this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () The circulation on this site is not satisfactory.
- () This property contains soils which are defined as wetlands, and
development on these soils is prohibited.
- () Construction in or alteration of the floodplain is prohibited
under the provisions of Section 22-98 of the Development
Regulations.
- () Development of this site may constitute a potential conflict with
the Baltimore County Moratorium Plan.
- () The amended Development Plan was approved by the Planning Board
on _____.
- () Landscaping: Must comply with Baltimore County Landscape Manual.
- () The property is located in a deficient service area as defined by
Bill 178-79. No building permit may be issued until a Reserve
Capacity Use Certificate has been issued. The deficient service
is _____.
- () The property is located in a traffic area controlled by a "B" level
intersection as defined by Bill 178-79, and as conditions change
traffic capacity may become more limited. The Basic Services Areas
are re-evaluated annually by the County Council.

(X) ANY FUTURE DEVELOPMENT ON THIS SITE MUST MEET
THE REQUIREMENTS OF BILL 56-82,
THE DEVELOPMENT REGULATIONS.

cc: James Howell

Eugene A. Boher
Chief, Current Planning and Development



STEPHEN E. COLLINS
DIRECTOR

September 24, 1985

Mr. William Hackett
Chairman, Board of Appeals
Office of Law, Courthouse
Towson, Maryland 21204

Cycle II Meeting of September 7, 1985
Item No. 7
Property Owner: Ralph Coxon, et ux
Location: E side of Old York Road, 77' SW of centerline
of West Liberty Road
Existing Zoning: B.L. - C.R. and R.C. 2
Proposed Zoning: B.R. - C.R. and Variance for used motor
vehicle outdoor sales area separated from
sales agency bldg.

Acres: 2.246
District: 7th

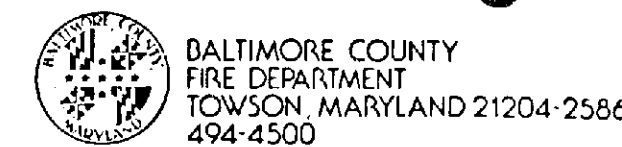
Dear Mr. Hackett:

The existing R.C. 2 zoning can be expected to generate
approximately 10 trips per day, and the proposed B.R. - C.R. zoning
can be expected to generate approximately 600 trips per day.

The site will be required to meet all county standards
with any development.

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Assoc II

MSF/bld



PAUL H. REINCKE
CHIEF

September 23, 1985

William Hackett
Chairman, Board of Appeals
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Attention: Nick Commofanti, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Ralph Coxon, et ux

Location: E. side Old York Rd., 77' SW of centerline of W. Liberty Rd.

Item No.: 7 Zoning Agenda: Meeting of 9/17/85

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this
Bureau and the comments below marked with an "X" are applicable and required
to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be
located at intervals or _____ feet along an approved road in
accordance with Baltimore County Standards as published by the
Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____
EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the
Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall
comply with all applicable requirements of the National Fire Protection
Association Standard No. 101 "Life Safety Code", 1976 Edition prior
to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: *John F. O'Neill* Noted and Approved: Fire Prevention Bureau
Planning Group
Special Inspection Division

/mb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. William Hackett, Chairman, Board of Appeals
TO: Mr. James P. Zoning Supervisor Date: September 24, 1985
FROM: Charles E. Burham, Chief, Building Plans Review, Department of
Permits and Licenses CEB
SUBJECT: Cycle II Zoning
Meeting Scheduled 9/17/85

ITEM #7 - Ralph Coxon, et ux
E Side Old York Road, 77' SW of centerline of West Liberty Road
7th. Election District

Permits shall be acquired for proposed improvements to the
property as required in the Baltimore County Building Code
as amended. This includes paving, lights, fencing, etc., etc.

CEB/vw

DEW/ENTERPRISE

MATTHEWS RD., MONKTON, MD. 21111

(301) 272-2860
472-2860

August 29, 1985

DESCRIPTION TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION FOR A
USED MOTOR VEHICLE OUTDOOR SALES AREA SEPARATED FROM SALES AGENCY
BUILDING IN A BR-CR ZONE, WITH VARIANCE FROM SECTION 256.2 AND
102.2 TO PERMIT A DISTANCE BETWEEN EXISTING STRUCTURES OF 30 FEET
IN LIEU OF THE REQUIRED 60 FEET, COXON PROPERTY, 7TH ELECTION DIST.

Beginning for the same at a point in the centerline of the Old York
Road, (Md. Rte. No. 439), at a distance measured southwesterly 77
feet from its intersection with the centerline of West Liberty Road,
said point being opposite the northwesternmost corner of the property
here under petition; thence running to bind on the outlines of said
property, the three following courses and distances:
1.) South 73 degrees 10 minutes East 355.53 feet;
2.) South 13 degrees 30 minutes West 279 feet, and
3.) North 68 degrees 20 minutes West 392 feet to intersect
the centerline of the Old York Road; and thence binding thereon and
upon the boundary of R-2 Zone North 21 degrees 40 minutes East
247.24 feet to the place of beginning.

Containing 2.2461 Acres of Land, more or less.

JOHN DEW
REGISTERED LAND SURVEYOR
16350 MATHEWS ROAD
MONKTON, MARYLAND 21111

DEW/ENTERPRISE

MATTHEWS RD., MONKTON, MD. 21111

(301) 272-2860
472-2860

August 29, 1985

DESCRIPTION TO ACCOMPANY PETITION FOR RECLASSIFICATION AND
REDISTRICTING FROM RC-2 ZONE TO BR-CR ZONE - COXON PROPERTY,
7TH ELECTION DISTRICT, BALTIMORE COUNTY, MD.

Beginning for the same at a point in the centerline of the Old York
Road, (Md. Rte. No. 439), at a distance measured southwesterly 245
feet from its intersection with the centerline of West Liberty Road,
said point being the southwesternmost corner of the BL-CR Zone as
shown on Zoning Map NE 36-A; thence binding on the centerline of
said Old York Road South 21 degrees 40 minutes West 79.24 feet to
a point opposite the southwesternmost corner of this property now
under petition; thence leaving said centerline and running to bind
on the outlines of said parcel, the three following courses and
distances:

- 1.) South 68 degrees 20 minutes East 392 feet;
- 2.) North 13 degrees 30 minutes East 279 feet, and
- 3.) North 73 degrees 10 minutes West 111.53 feet to intersect
said Zoning Line; thence leaving said outlines and binding on said
Zoning Line, the four following courses and distances:
1.) South 08 degrees 56 minutes 34 seconds West 85.66 feet;
- 2.) North 68 degrees 20 minutes West 12 feet;
- 3.) South 21 degrees 40 minutes West 105 feet, and
- 4.) North 68 degrees 20 minutes West 250 feet to the place of
beginning.

Containing 1.2164 Acres of Land, more or less.

JOHN DEW
REGISTERED LAND SURVEYOR
16350 MATHEWS ROAD
MONKTON, MARYLAND 21111

DEW/ENTERPRISE

MATTHEWS RD., MONKTON, MD. 21111

(301) 272-2860
472-2860

August 23, 1985

DESCRIPTION TO ACCOMPANY PETITION FOR RECLASSIFICATION FROM BL-CR
ZONE TO BR-CR ZONE - COXON PROPERTY, 7TH ELECTION DISTRICT, BALTIMORE
COUNTY, MD.

Beginning for the same at a point in the centerline of the Old York
Road, (Md. Rte. No. 439), at a distance measured southwesterly 77
feet from its intersection with the centerline of West Liberty Road,
said point being opposite the northwesternmost corner of the property
now under petition; thence binding on the line between RC-2 Zone and
BL-CR Zone as shown on Zoning Map NE 36-A, the five following courses
and distances:

- 1.) Binding on the centerline of said Old York Road, South 21
degrees 40 minutes West 168 feet;
- 2.) South 68 degrees 20 minutes East 250 feet;
- 3.) North 21 degrees 40 minutes East 105 feet;
- 4.) South 68 degrees 20 minutes East 12 feet, and
- 5.) North 08 degrees 56 minutes 34 seconds East 85.66 feet to
the northernmost property line of this parcel; thence leaving said
zoning line and binding for the most part on said northernmost
property line North 73 degrees 10 minutes West 244 feet to the place
of beginning.

Containing 1.0297 Acres of Land, more or less.

JOHN DEW
REGISTERED LAND SURVEYOR
16350 MATHEWS ROAD
MONKTON, MARYLAND 21111

RE: PETITION FOR RECLASSIFICATION : BEFORE THE COUNTY BOARD OF APPEALS
FROM B.L.-C.R. & R.C. 2 TO : OF BALTIMORE COUNTY
B.R.-C.R. ZONE
E/S Old York Rd. (Route 439)
77' SW of C/L of West Liberty
Rd., Seventh District
RALPH COXON, et ux, Petitioners : Case No. R-86-341-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the
above-captioned matter. Notices should be sent of any hearing dates or
other proceedings in this matter and of the passage of any preliminary or
final Order.

RECEIVED
COUNTY BOARD OF APPEALS
183 FEB -1 A 8 29

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 7th day of February, 1986,
a copy of the foregoing Entry of Appearance was mailed to Newton A.
Williams, Esquire, Nolan, Plumbhoff & Williams, Chartered, 204 W. Pennsylvania
Ave., Towson, MD 21204, Attorney for Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

MAP NO. 30
E.D. 7
DATE 12/1/86
200
1000
DP

Ralph Coxon, et ux, R-86-341-A
E/S Old York Rd., 77' SW of the c/l
of West Liberty Rd., 7th Elec. Dist.

PETITION FOR ZONING RE-CLASSIFICATION SPECIAL EXCEPTION AND/OR VARIANCE

TO THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY:
The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from BL-CR and RC-2 zone to BR-CR zone, for the reasons given in the attached statement; and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for Used motor vehicle outdoor sales area separate from sales agency building

and (3) for the reasons given in the attached statement, a variance from the following sections of the Zoning Law and Zoning Regulations of Baltimore County:
From Section 238.2 and 102.2 to permit a distance between existing structures of 30 feet in lieu of the required 60 feet.

Property is to be posted and advertised as prescribed by The Baltimore County Code.
I, or we, agree to pay expenses of above Re-classification, Special Exception and/or Variance, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser:	Legal Owner(s):
(Type or Print Name)	1. Jean Ann Coxon
Signature	Signature
Address	2. Ralph Coxon
City and State	(Type or Print Name)
	Signature
Attorney for Petitioner:	
Newton A. Williams	20701 West Liberty Road
Nolan, Plumhoff & Williams, Chartered	Phone No.
White Hall, Maryland 21161	
City and State	
204 West Pennsylvania Avenue	Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Address	Newton A. Williams
Towson, Maryland 21204	204 West Pennsylvania Avenue
City and State	Towson, Maryland 21204
Attorney's Telephone No.: 823-7800	Phone No.

REASONS FOR REQUESTED VARIANCE FOR DISTANCE BETWEEN BUILDINGS

1. That the requested variance is for long existing buildings which have functioned well over the years in the former BL zone which did not require such separation.
2. That it is impractical to move the buildings to provide the required setbacks.
3. That without the requested variance which is in harmony with the spirit and intent of the Regulations, the Petitioners will sustain practical difficulty and unreasonable hardship.

IN THE MATTER OF THE APPLICATION OF RALPH COXON, ET UX FOR PETITION FOR RECLASSIFICATION FROM B.L.-C.R. and R.C. 2 TO B.R.-C.R. ON PROPERTY LOCATED ON THE EAST SIDE OF OLD YORK RD., 77' SOUTHWEST OF THE CENTER LINE OF WEST LIBERTY RD., 7TH DISTRICT

BEFORE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

No. R-86-341-A
Item #7, Cycle II, 1986

ORDER FOR DISMISSAL

Petition of Ralph Coxon, et ux, for zoning reclassification from a B.L.-C.R. and R.C. 2 zone to a B.R.-C.R. zone, on property located on the east side of Old York Rd., 77' southwest of the center line of west Liberty Rd., in the 7th District of Baltimore County, and

WHEREAS, the Board of Appeals is in receipt of an Order of Dismissal of Petition filed February 28, 1986 (a copy of which is attached hereto and made a part hereof) from the attorney representing the Petitioners in the above entitled matter, and

WHEREAS, the said attorney for the said Petitioners requests that the petition filed on behalf of said Petitioners be dismissed and withdrawn as of February 28, 1986.

IT IS HEREBY ORDERED this 8th day of May, 1986, that said petition be and the same is DISMISSED.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

William T. Hackett
William R. Evans
Patricia Phipps

RE: PETITION FOR RECLASSIFICATION FROM B.L. & R.C. 2 TO B.R.-C.R. ZONE E/S Old York Road (Route 439) 77' SW of c/l of West Liberty Road Seventh District

RALPH COXON, et ux
Petitioners

Case No. R-86-341-A

DISMISSAL OF PETITION FOR RECLASSIFICATION WITHOUT PREJUDICE

MR. CLERK:
Please dismiss the above entitled petition and do not further advertise the matter or reserve the hearing date.

Newton A. Williams
NOLAN, PLUMHOFF & WILLIAMS, CHTRD.
204 W. Pennsylvania Avenue
TOWSON, Maryland 21204
(301) 823-7800
Attorneys for Petitioners

I HEREBY CERTIFY that on this 27th day of February, 1986, a copy of the foregoing Entry of Appearance was mailed to Phyllis Cole Friedman, Esquire, and Peter Max Zimmerman, Esquire, People's Counsel and Deputy People's Counsel, Room 223, Court House, Towson, Maryland 21204.

Newton A. Williams
NEWTON A. WILLIAMS

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 021620

DATE 5/5/86 ACCOUNT R-86-341-A

AMOUNT \$ 320.00

RECEIVED FROM Koptal, Ltd., 20701 West Liberty Road White Hall, Maryland 21161

FOR Advertisement in R-86-341-A (Cycle II, Item 7)

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 012579

DATE 5/5/86 ACCOUNT

AMOUNT \$

RECEIVED FROM

FOR

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

March 5, 1986

Newton A. Williams, Esquire
204 West Pennsylvania Avenue
Towson, Maryland 21204

Re: PETITION FOR RECLASSIFICATION, SPECIAL EXCEPTION AND VARIANCES
E/S Old York Rd., 77' SW of the c/l of W. Liberty Rd.
7th Election District
Ralph Coxon, et ux - Petitioners
Case No. R-86-341-A

Dear Mr. Williams:

This is to advise you that \$320.00 is due for two full-page advertisements regarding the above-captioned property. This fee must be paid before a dismissal Order is issued.

Please make the check payable to Baltimore County, Maryland and remit to Miss Margaret E. du Bois, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204 as soon as possible.

Sincerely,
ARNOLD JABLON
Zoning Commissioner

AJ:med
cc: Mr. William T. Hackett
Chairman
County Board of Appeals
Baltimore County

MEMORANDUM IN SUPPORT OF BR-CR ZONING FOR THE COXON, LONG ESTABLISHED AUTOMOTIVE PROPERTY

Property Owner: Ralph Coxon, et al

Acreage: Approximately 2.2

Location: East side of Old York Road, South of West Liberty Road

Election District: Fifth

Councilmanic District: Third

Zoning prior to adoption of 1984 Comprehensive Zoning Maps: BL-CR and RC 2

Existing Zoning: BL-CR and RC 2

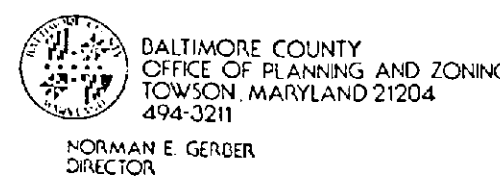
Requested Zoning: BR-CR with Special Exception for used car facility

The Coxon property, formerly known as Spicer's Garage, is a long established commercial, new and used car facility and service garage facility located on the east side of Old York Road, just south of West Liberty Road in the northeastern part of Baltimore County.

The subject site since long before World War II has been the site of a service garage, as well as a showroom facility, both indoor and outdoor for new and used automobiles and trucks. Under the former owner, Mr. Spicer, for many years it was an AMC dealership, and one of the largest International Truck dealership sites in Maryland.

RECEIVED
COUNTY BOARD OF APPEALS
MAY 11 1986

LAW OFFICES
NOLAN, PLUMHOFF
& WILLIAMS
CHARTERED



Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

SEPTEMBER 24, 1985

Re: Planning Advisory Meeting of
Item # 7-Cycle II
Property Owner: RALPH COXON, et ux
Location: E side Old York Rd., 77' SW of
E of West Liberty Rd.

Dear Mr. Jablon:

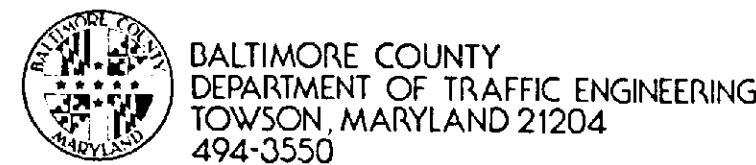
The Division of Current Planning and Development has reviewed the subject
petition and offers the following comments. The items checked below are
applicable.

- (X) There are no site planning factors requiring comment, AT THIS TIME.
- () A County Review Group Meeting is required.
- () This site is part of a larger tract; therefore it is defined as a
subdivision. The plan must show the entire tract.
- () A record plat will be required and must be recorded prior
to issuance of a building permit.
- () The access to this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () The circulation on this site is not satisfactory.
- () This property contains soils which are defined as wetlands, and
development on these soils is prohibited.
- () Construction in or alteration of the floodplain is prohibited
under the provisions of Section 22-98 of the Development
Regulations.
- () Development of this site may constitute a potential conflict with
the Baltimore County Moratorium Plan.
- () The amended Development Plan was approved by the Planning Board
on _____.
- () Landscaping: Must comply with Baltimore County Landscape Manual.
- () The property is located in a deficient service area as defined by
Bill 178-79. No building permit may be issued until a Reserve
Capacity Use Certificate has been issued. The deficient service
is _____.
- () The property is located in a traffic area controlled by a "B" level
intersection as defined by Bill 178-79, and as conditions change
traffic capacity may become more limited. The Basic Services Areas
are re-evaluated annually by the County Council.

(X) ANY FUTURE DEVELOPMENT ON THIS SITE MUST MEET
THE REQUIREMENTS OF BILL 56-82,
THE DEVELOPMENT REGULATIONS.

cc: James Howell

Eugene A. Boher
Chief, Current Planning and Development



STEPHEN E. COLLINS
DIRECTOR

September 24, 1985

Mr. William Hackett
Chairman, Board of Appeals
Office of Law, Courthouse
Towson, Maryland 21204

Cycle II Meeting of September 7, 1985
Item No. 7
Property Owner: Ralph Coxon, et ux
Location: E side of Old York Road, 77' SW of centerline
of West Liberty Road
Existing Zoning: B.L. - C.R. and R.C. 2
Proposed Zoning: B.R. - C.R. and Variance for used motor
vehicle outdoor sales area separated from
sales agency bldg.

Acres: 2.246
District: 7th

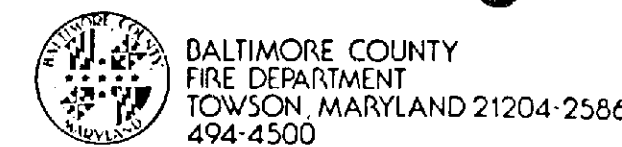
Dear Mr. Hackett:

The existing R.C. 2 zoning can be expected to generate
approximately 10 trips per day, and the proposed B.R. - C.R. zoning
can be expected to generate approximately 600 trips per day.

The site will be required to meet all county standards
with any development.

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Assoc II

MSF/bld



PAUL H. REINCKE
CHIEF

September 23, 1985

William Hackett
Chairman, Board of Appeals
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Attention: Nick Commofanti, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Ralph Coxon, et ux

Location: E. side Old York Rd., 77' SW of centerline of W. Liberty Rd.

Item No.: 7 Zoning Agenda: Meeting of 9/17/85

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this
Bureau and the comments below marked with an "X" are applicable and required
to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be
located at intervals or _____ feet along an approved road in
accordance with Baltimore County Standards as published by the
Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____
EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the
Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall
comply with all applicable requirements of the National Fire Protection
Association Standard No. 101 "Life Safety Code", 1976 Edition prior
to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: *John F. O'Neill* Noted and Approved: Fire Prevention Bureau
Planning Group
Special Inspection Division

/mb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. William Hackett, Chairman, Board of Appeals
TO: Mr. James P. Zoning Supervisor Date: September 24, 1985
FROM: Charles E. Burham, Chief, Building Plans Review, Department of
Permits and Licenses CEB
SUBJECT: Cycle II Zoning
Meeting Scheduled 9/17/85

ITEM #7 - Ralph Coxon, et ux
E Side Old York Road, 77' SW of centerline of West Liberty Road
7th. Election District

Permits shall be acquired for proposed improvements to the
property as required in the Baltimore County Building Code
as amended. This includes paving, lights, fencing, etc., etc.

CEB/vw

DEW/ENTERPRISE

MATTHEWS RD., MONKTON, MD. 21111

(301) 272-2860
472-2860

August 29, 1985

DESCRIPTION TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION FOR A
USED MOTOR VEHICLE OUTDOOR SALES AREA SEPARATED FROM SALES AGENCY
BUILDING IN A BR-CR ZONE, WITH VARIANCE FROM SECTION 256.2 AND
102.2 TO PERMIT A DISTANCE BETWEEN EXISTING STRUCTURES OF 30 FEET
IN LIEU OF THE REQUIRED 60 FEET, COXON PROPERTY, 7TH ELECTION DIST.

Beginning for the same at a point in the centerline of the Old York
Road, (Md. Rte. No. 439), at a distance measured southwesterly 77
feet from its intersection with the centerline of West Liberty Road,
said point being opposite the northwesternmost corner of the property
here under petition; thence running to bind on the outlines of said
property, the three following courses and distances:
1.) South 73 degrees 10 minutes East 355.53 feet;
2.) South 13 degrees 30 minutes West 279 feet, and
3.) North 68 degrees 20 minutes West 392 feet to intersect
the centerline of the Old York Road; and thence binding thereon and
upon the boundary of R-2 Zone North 21 degrees 40 minutes East
247.24 feet to the place of beginning.

Containing 2.2461 Acres of Land, more or less.

JOHN DEW
REGISTERED LAND SURVEYOR
16350 MATHEWS ROAD
MONKTON, MARYLAND 21111

DEW/ENTERPRISE

MATTHEWS RD., MONKTON, MD. 21111

(301) 272-2860
472-2860

August 29, 1985

DESCRIPTION TO ACCOMPANY PETITION FOR RECLASSIFICATION AND
REDISTRICTING FROM RC-2 ZONE TO BR-CR ZONE - COXON PROPERTY,
7TH ELECTION DISTRICT, BALTIMORE COUNTY, MD.

Beginning for the same at a point in the centerline of the Old York
Road, (Md. Rte. No. 439), at a distance measured southwesterly 245
feet from its intersection with the centerline of West Liberty Road,
said point being the southwesternmost corner of the BL-CR Zone as
shown on Zoning Map NE 36-A; thence binding on the centerline of
said Old York Road South 21 degrees 40 minutes West 79.24 feet to
a point opposite the southwesternmost corner of this property now
under petition; thence leaving said centerline and running to bind
on the outlines of said parcel, the three following courses and
distances:

- 1.) South 68 degrees 20 minutes East 392 feet;
- 2.) North 13 degrees 30 minutes East 279 feet, and
- 3.) North 73 degrees 10 minutes West 111.53 feet to intersect
said Zoning Line; thence leaving said outlines and binding on said
Zoning Line, the four following courses and distances:
1.) South 08 degrees 56 minutes 34 seconds West 85.66 feet;
- 2.) North 68 degrees 20 minutes West 12 feet;
- 3.) South 21 degrees 40 minutes West 105 feet, and
- 4.) North 68 degrees 20 minutes West 250 feet to the place of
beginning.

Containing 1.2164 Acres of Land, more or less.

JOHN DEW
REGISTERED LAND SURVEYOR
16350 MATHEWS ROAD
MONKTON, MARYLAND 21111

DEW/ENTERPRISE

MATTHEWS RD., MONKTON, MD. 21111

(301) 272-2860
472-2860

August 23, 1985

DESCRIPTION TO ACCOMPANY PETITION FOR RECLASSIFICATION FROM BL-CR
ZONE TO BR-CR ZONE - COXON PROPERTY, 7TH ELECTION DISTRICT, BALTIMORE
COUNTY, MD.

Beginning for the same at a point in the centerline of the Old York
Road, (Md. Rte. No. 439), at a distance measured southwesterly 77
feet from its intersection with the centerline of West Liberty Road,
said point being opposite the northwesternmost corner of the property
now under petition; thence binding on the line between RC-2 Zone and
BL-CR Zone as shown on Zoning Map NE 36-A, the five following courses
and distances:

- 1.) Binding on the centerline of said Old York Road, South 21
degrees 40 minutes West 168 feet;
- 2.) South 68 degrees 20 minutes East 250 feet;
- 3.) North 21 degrees 40 minutes East 105 feet;
- 4.) South 68 degrees 20 minutes East 12 feet, and
- 5.) North 08 degrees 56 minutes 34 seconds East 85.66 feet to
the northernmost property line of this parcel; thence leaving said
zoning line and binding for the most part on said northernmost
property line North 73 degrees 10 minutes West 244 feet to the place
of beginning.

Containing 1.0297 Acres of Land, more or less.

JOHN DEW
REGISTERED LAND SURVEYOR
16350 MATHEWS ROAD
MONKTON, MARYLAND 21111

RE: PETITION FOR RECLASSIFICATION : BEFORE THE COUNTY BOARD OF APPEALS
FROM B.L.-C.R. & R.C. 2 TO : OF BALTIMORE COUNTY
B.R.-C.R. ZONE
E/S Old York Rd. (Route 439)
77' SW of C/L of West Liberty
Rd., Seventh District
RALPH COXON, et ux, Petitioners : Case No. R-86-341-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the
above-captioned matter. Notices should be sent of any hearing dates or
other proceedings in this matter and of the passage of any preliminary or
final Order.

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COUNTY BOARD OF APPEALS
183 FEB -1 A 8 29

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 7th day of February, 1986,
a copy of the foregoing Entry of Appearance was mailed to Newton A.
Williams, Esquire, Nolan, Plumbhoff & Williams, Chartered, 204 W. Pennsylvania
Ave., Towson, MD 21204, Attorney for Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

LAW OFFICES
NOLAN, PLUMHOFF & WILLIAMS
CHARTERED
204 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204
(301) 923-7800

OF COUNSEL
RALPH E. DEITZ
9026 LIBERTY ROAD
RANDALLSTOWN, MARYLAND 21133
(301) 922-7121
RUSSELL J. WHITE

February 26, 1986

Honorable William T. Hackett
County Board of Appeals
Court House
Towson, Maryland 21204

Re: Petition for Reclassification, etc.
Ralph Coxon, et al, Petitioners
Case No. R-86-341-A

Dear Mr. Hackett:

Please be informed that after analyzing this case, we have decided on alternative methods to a reclassification case, and, hence, the decision has been made to dismiss the within petition without prejudice.

Accordingly, we are enclosing a Dismissal of Petition for Reclassification Without Prejudice, and we will appreciate the above-entitled matter being pulled out of the assignment for the upcoming cycle.

Of course, we wish to save any further advertising and posting costs, and will appreciate the matter being dropped from any future ads and, of course, no signs should be placed on the property.

Thanking you and your staff, as well as the Zoning Commissioner and his staff for your kind attention to this dismissal petition without prejudice, I am

Respectfully,

Newton A. Williams
Newton A. Williams

NAW:ylm
Enclosure
cc: Honorable Arnold Jablon
Mr. and Mrs. Ralph Coxon
Mr. John Dew

RECEIVED
COUNTY BOARD OF APPEALS
FEB 28 A 9 49

RE: PETITION FOR RECLASSIFICATION FROM B.L. & R.C.2 TO B.R.-C.R. ZONE
E/S Old York Road (Route 439)
77' SW of C/L of West Liberty Road
Seventh District
RALPH COXON, et ux
Petitioners

BEFORE THE
COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY
Case No. R-86-341-A

DISMISSAL OF PETITION
FOR RECLASSIFICATION WITHOUT PREJUDICE

MR. CLERK:

Please dismiss the above entitled petition and do not further advertise the matter or reserve the hearing date.

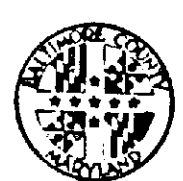
Newton A. Williams
NEWTON A. WILLIAMS

Nolan, Plumhoff & Williams
NOLAN, PLUMHOFF & WILLIAMS, CHTRD.
204 W. Pennsylvania Avenue
Towson, Maryland 21204
(301) 923-7800
Attorneys for Petitioners

I HEREBY CERTIFY that on this 27th day of February, 1986, a copy of the foregoing Entry of Appearance was mailed to Phyllis Cole Friedman, Esquire, and Peter Max Zimmerman, Esquire, People's Counsel and Deputy People's Counsel, Room 223, Court House, Towson, Maryland 21204.

Newton A. Williams
NEWTON A. WILLIAMS

LAW OFFICES
NOLAN, PLUMHOFF
& WILLIAMS
CHARTERED



County Board of Appeals of Baltimore County
Room 200 Court House
Towson, Maryland 21204
(301) 494-3180
May 8, 1986

Newton A. Williams, Esq.
204 W. Pennsylvania Ave.
Towson, Md. 21204

Dear Mr. Williams:

Enclosed herewith please find Order of Dismissal passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

June Holmen
June Holmen, Secretary

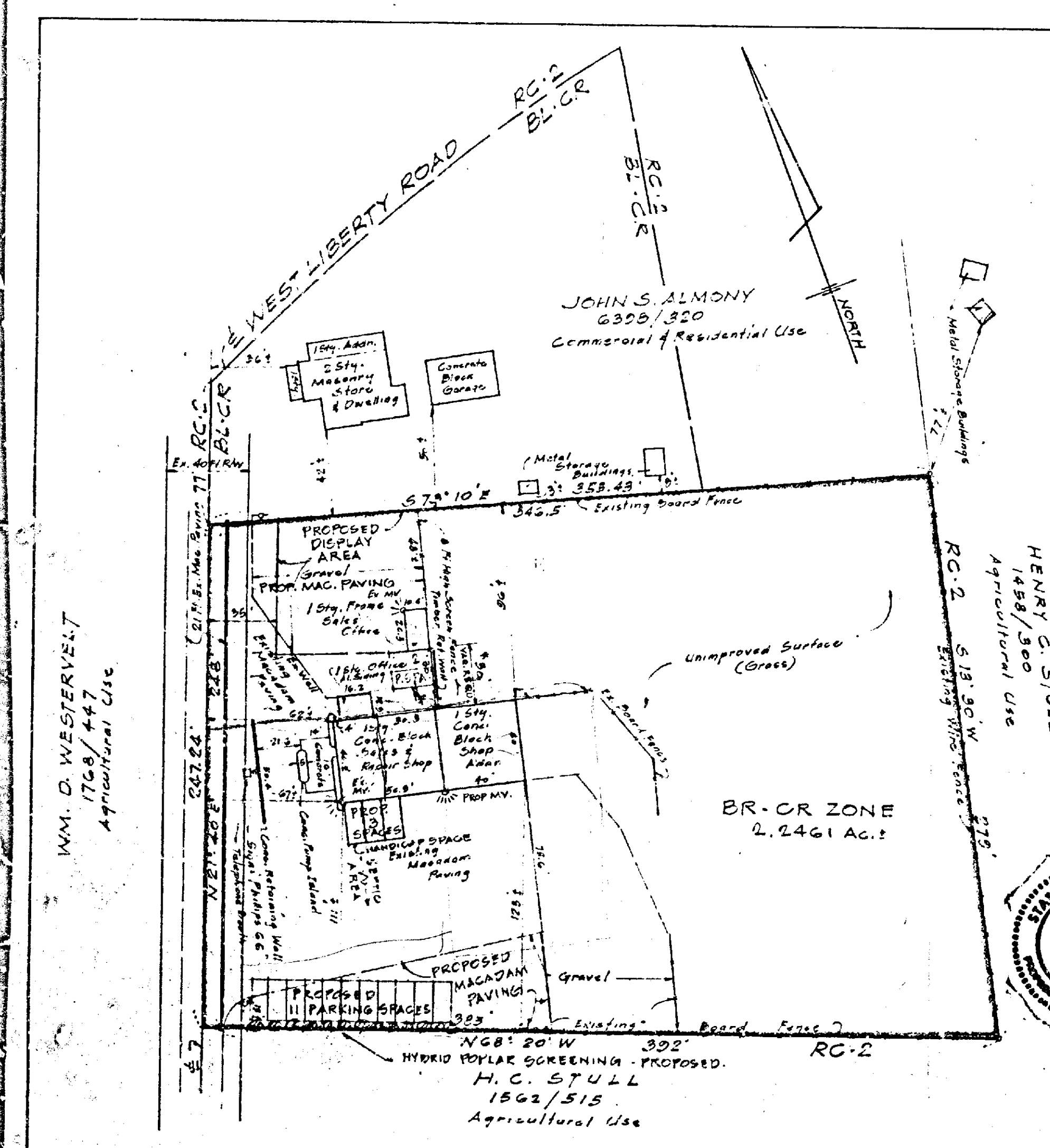
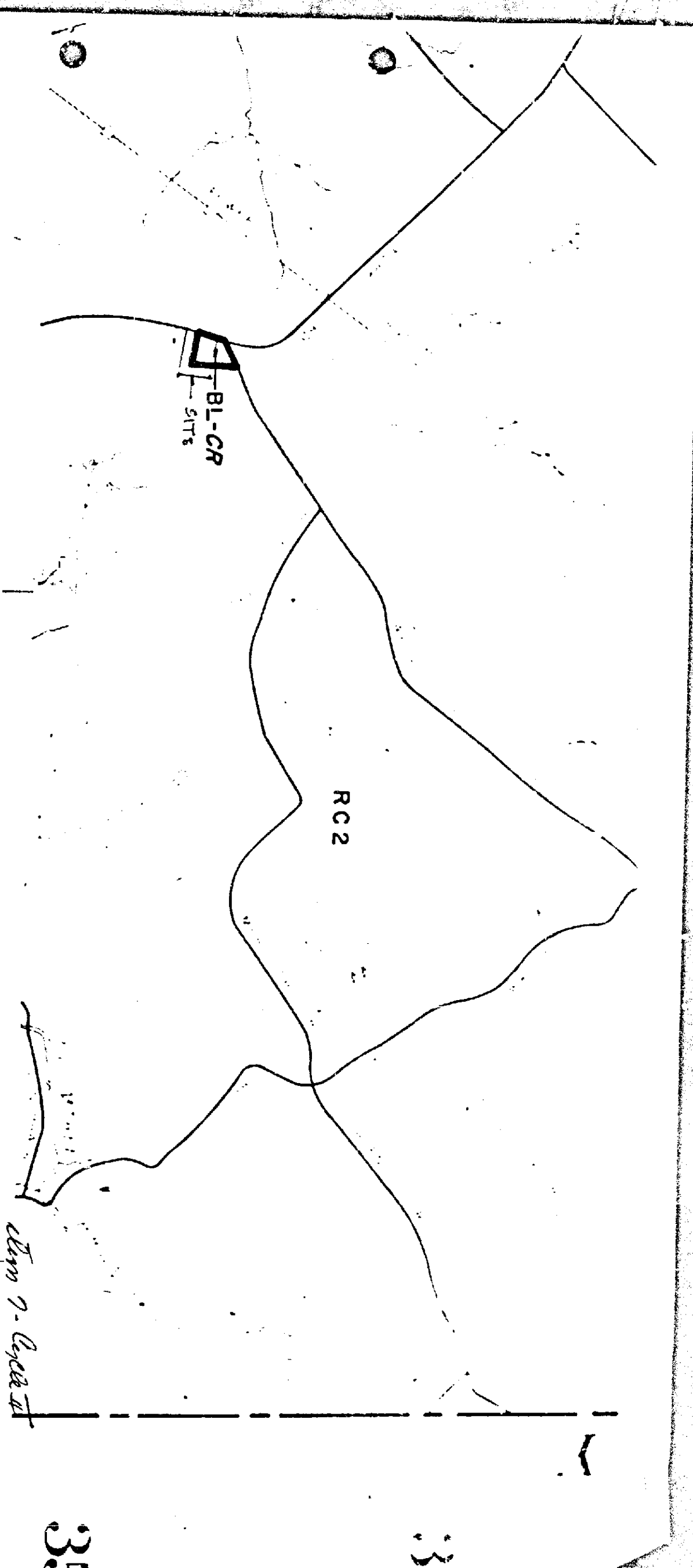
Encl.
cc: Ralph Coxon, et ux
James E. Kraft
Phyllis C. Friedman
Norman Gerber
James Hoswell
Arnold Jablon
Jean Jung
James Dyer

TY OFFICE
D ZONING

MARYLAND LINE
BALTIMORE COUNTY BASE MAP SERIES

RECEIVED DATE
JAN 16 1986
FEB 16 1986
MAY 10 1986
JUN 17 1986
JAN 17 1987

3G



NOTES:

Parking Road: (All Spaces 9' x 20')
Office 10.4' x 20.3' = 211 Spaces
Office 14.2' x 12.3' = 109 Spaces
Sales 14' x 40.2' = 563 Spaces
Shop 73.9' x 40.2' = 3001 Spaces
Total = 16 Spaces - 16 Spn. Provided

Employees: 5
Hours of Operation: 8 AM to 5 PM
30' Indicates Mercury Vapor Lamp

PLAT TO ACCOMPANY PETITION
FOR SPECIAL EXCEPTION FOR
USED MOTOR VEHICLE OUTDOOR SALES AREA
SEPARATED FROM SALES AGENCY BUILDING
IN A BR-CR ZONE
COXON PROPERTY

7TH ELECTION DISTRICT, BALTIMORE COUNTY, MD.
SCALE: 1" = 50' AUGUST 13, 1985
2ND COUNCILMANIC DIST.
VARIANCE REQUESTED FROM SECTIONS 236.2 AND 102.2
TO PERMIT A DISTANCE BETWEEN EXISTING STRUCTURES
OF 50 FEET IN LIEU OF THE REQUIRED 60 FEET
NOTE: SPECIAL EXCEPTION GRANTED FOR SERVICE
STATION & SERVICE GARAGE - N 4483 - RX

OWNER:
RALPH COXON
20701 WEST LIBERTY ROAD
WHITE HALL, MD. 21161

SURVEYOR: *John Dew*
JOHN DEW CYCLES
10350 MATTHEWS RD.
MONKTON, MD. 21111

